



Planning Committee Date	8 January 2025
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/03749/FUL
Site	5 High Street, Cherry Hinton
Ward / Parish	Cherry Hinton
Proposal	Conversion of 1 no. flat to a large 8bed (8 persons) HMO including extension to ground and second floors.
Applicant	Aldo Marino
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Called-in by Cllr Russ McPherson Third party representations
Member Site Visit Date	N/A
Key Issues	1. Neighbouring amenity 2. Highways impact
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for 'Conversion of 1 no. flat to a large 8bed (8 persons) HMO including extension to ground and second floors'.
- 1.2 The application has been brought before members because it has been called in by Cllr Russ McPherson and there are representations that conflict with the officer recommendation, which cannot be overcome by planning conditions.
- 1.3 Officers have considered the impact on neighbours and the surrounding area. The issues on the amenity of neighbours are minor in terms of additional overlooking. The site is in a highly sustainable location with excellent access to pedestrian, cycle routes and public transport where car-free development can be supported. It is located in the Cherry Hinton District Centre where commercial uses are encouraged at ground floor.
- 1.4 The benefits of providing an additional two-bed spaces in the HMO in a sustainable location is supported by officers.
- 1.5 Officers recommend that the Planning Committee (insert recommendation)

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre	X	Article 4 Direction	

*X indicates relevance

- 2.1 5 Cherry Hinton comprises a two-storey, flat roofed, mid-century building. It is built of gault and red bricks. Windows are metal framed, and at ground floor is a shop front and signs.
- 2.2 The existing building is set back from the road, with an area of hard surface to the front. It has an area of outdoor amenity area to the rear. The building comprises a launderette at ground floor and a 3-bedroom flat at first floor.

- 2.3 It lies at a similar position to the road as the neighbouring commercial property at 3 High Street with flats above (nos. 3a, 3b, and 3c High Street), beyond which is a three-storey residential building. To the north of the site, it neighbours a row of shops, including the post office, with flats above (nos. 11a, 11b, and 11c High Street) which project beyond the rear of the building at no. 5-7 High Street. Opposite and to the rear of the site are residential properties at High Street and Friar's Close.
- 2.4 Cherry Hinton's High Street is a busy road route through the area and there are parking bays off the road in front of the site, including one for disabled drivers. No dropped kerb is in place at present. Bus stops are located within 100m to the south on Cherry Hinton Road.
- 2.5 South of the site is an area of wildlife interest known as Giants Grave and the Cherry Hinton Brook lies west of the site.
- 2.6 The vernacular locally is a mix of modern and some 18th – early 19th century buildings.

3.0 The Proposal

- 3.1 Conversion of 1no. flat to a large 8bed (8 persons) HMO including extension to ground and second floors.
- 3.2 The components and arrangement of parts of the proposal within the site include:

Ground level

- 3.2.1 Single-storey front extension to form two commercial units
- 3.2.2 Single-storey rear extension to provide living accommodation
- 3.2.3 Cycle parking to the front (6no.) serving the commercial units
- 3.2.4 Cycle parking to the rear in a covered, secure store to serve the HMO
- 3.2.5 Bin store to the front for the commercial units
- 3.2.6 Bin store to the site for the HMO
- 3.2.7 Associated landscaping

Upper floors

- 3.2.8 Upward extension to create a second floor for the HMO use
- 3.2.9 New pitched roof comprising two front gables, rear hipped roof with dormer

Exterior

- 3.2.10 Ground floor, front shop fronts with space for signage
- 3.2.11 The frontage would comprise a mix of brickwork and composite timber cladding
- 3.2.12 Render finish to the side elevations

- 3.2.13 The rear walls would be rendered at ground floor and brickwork at first floor. The dormer at second floor would be composite timber clad
- 3.2.14 Roof materials are proposed to be composite slate roof tiles
- 3.2.15 Flat roofs to the single storey front and rear extensions would be green roofs.

4.0 Relevant Site History

Reference	Description	Outcome
C/97/1194	Erection of single storey extension to existing launderette.	Permitted
C/94/0332	Change of use from shop (class A1) to launderette/dry cleaners (sui generis) ground floor only.	Permitted
C/88/1379	Retention of storage building (extension of period consent).	Permitted
C/83/0735	Retention of storage building (extension of period consent).	Permitted
C/78/0604	Retention of storage building (extension of period consent).	Permitted
C/73/0519	Erection of storage building.	Permitted

- 4.1 The property has a history related to its use as storage building and more recently as a launderette. Its most recent use is as a launderette with flat above.

5.0 Policy

5.1 National

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Technical Housing Standards – Nationally Described Space Standard (2015)

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 28: Sustainable design and construction, and water use
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 40: Development and expansion of business space
Policy 41: Protection of business space
Policy 48: Housing in multiple occupation
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 64: Shopfronts, signage and shop security measures
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 72: Development and change of use in district, local and
neighbourhood centres
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD – Adopted March 2010

6.0 Consultations

6.1 County Highways Development Management – No objection

6.2 Planning conditions are requested to mitigate the impact of the development including a Traffic Management Plan for the demolition and construction phase, hours for construction related vehicles over 3.5 tonnes weight.

6.3 It notes that the streets in the vicinity provide uncontrolled car parking and that there is no effective means to control residents from owning a car and seeking to keep it on local streets. This may cause an increase in on-street parking demand with an impact on the amenity of the area.

6.4 Ecology Officer – No objection (verbal comments)

6.5 BNG is feasible on-site and the gain is in excess of 10%, so no off-site requirement is necessary. The submitted Preliminary Ecological Appraisal (PEA) is accepted and no further surveys are required. Species rich green roofs are welcomed.

6.6 A condition to secure an ecologically sensitive lighting scheme is requested given the proximity to the city wildlife site.

6.7 Environmental Health – No Objection

6.8 A condition relating to demolition / construction hours is requested and informatives relating to the HMO use proposed.

7.0 Third Party Representations

7.1 Six representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development- HMO use
- Character, appearance and scale
- Density and overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy (overlooking), noise and disturbance, light pollution)
- Highway safety
- Car parking and parking stress
- Loss of biodiversity - natural wild spaces like the Gorge and Chalk Pits home to many wild species.
- Impact on demand for use of public space and facilities which are already scarce in the area
- Community cohesion

7.3 Those in support have cited the following reasons:

- The site would be well-managed with an out of hours emergency cover for any issues that arise
- It would provide accommodation for professionals who work in and around Cambridge
- The proposal would have good access to Addenbrookes Hospital and companies such as ARM, who regularly seek accommodations or their staff
- The accommodation would be spacious and have adequate light, and facilities for key workers
- Parking is not required for most occupants who work locally and use public transport or cycle
- The building would meet the latest Building Regulations in terms of insulation, keeping heating costs affordable
- It is not a given that affordable accommodation attracts less than desirable occupants or that they would not contribute to the village. Luxury

apartments are not the only type of accommodation needed in a diverse and inclusive village.

8.0 Member Representations

8.1 Cllr Russ McPherson has made a representation objecting to the application on the following grounds:

- Non-conducive to the area
- Lack of parking facilities
- Over development in the already very crowded newly built high-rise flats in the Hight Street.

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Principle of Development

9.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

9.3 Policy 48: Housing in multiple occupation of the Cambridge Local Plan 2018 sets out the requirements for large houses in multiple occupation (HMOs). These include not creating an over-concentration in the local area of HMOs, causing harm to residential amenity or the surrounding area; the site must be suitable for a HMO with appropriate refuse recycling and cycle storage, car parking, and drying area; and they will be accessible to sustainable modes of transport, shops and other local services.

9.4 The Council's records do not indicate that there is a significant prevalence of HMO's in the area. Cognisant that an application at no. 17 High Street Cherry Hinton for a HMO is on the agenda, whether that application is granted permission or not, it does not have a significant bearing on the acceptability of this proposal. The provision of a HMO on this site is acceptable in principle, subject to the considerations referred to below in relation to the other requirements of Policy 48. These matters are covered in the sections below.

9.5 The proposals seek to replace a launderette (sui generis use class) with two commercial units. The proposed extension enables the provision, to

the rear, of a bedroom and kitchen/dining room for the proposed HMO. The proposed HMO is acceptable in principle.

- 9.6 The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre. The site is within the urban area and such, employment use in this location can be supported, noting the comments, below, relating to the District Centre.
- 9.7 The application site falls within the Cherry Hinton High Street District Centre. Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which comprise former B1 (office), B2 (light industrial), B8 (storage and distribution), C2 (residential institutions), C3 (dwellinghouses), C4 (houses of multiple occupation) and other 'sui generis' uses.
- 9.8 Commercial uses now largely fall within Class E of the Town and Country Planning (use Classes) Order (amended). Not all uses within this class would be suitable in this location given the designation. The application seeks to limit the proposed uses on the frontage to ones that are not listed as 'inappropriate' above.
- 9.9 The requirements under Policy 58: Altering and extending existing buildings are considered in the following sections.
- 9.10 The principle of the development is acceptable and in accordance with policies 2, 3, 48, 58 and 72 of the Cambridge Local Plan (2018).

9.11 Design, Layout, Scale and Landscaping

- 9.12 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 9.13 The proposed extensions would result in an enhancement of the overall building. The use of a varied palette of external wall finishes assists in breaking up the elevations. The form of the building reflects that of buildings on either side by introducing gabled roofs to create a second floor.
- 9.14 The Council's policy on shopfronts (Policy 64) and guidance set out in appendix H of the Local Plan 2018 has been adhered to. The design respects the scale, proportions, character and materials of the whole building. Any signage will require separate advertisement consent in due course.

- 9.15 Appendix E of the Cambridge Local Plan (2018), relating to roof extensions, has been accorded with in terms of the materials, detailing, windows, neighbour amenity, and sustainability.
- 9.16 The proposals provide an opportunity to enhance the site's frontage through introducing high-quality landscaping that will enhance the wider appearance of the area. Care has been taken to ensure that bike and bin stores do not dominate the small area retained to the front of the building.
- 9.17 Outdoor amenity areas are addressed below.
- 9.18 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

9.19 Biodiversity

- 9.20 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 9.21 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that the estimated biodiversity net gain that equates to an increase of over 149%.
- 9.22 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends conditions securing a sensitive lighting scheme and the estimated biodiversity net gain is delivered.
- 9.23 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

9.24 Water Management and Flood Risk

- 9.25 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 162-169 of the NPPF are relevant.
- 9.26 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The proposals are for extensions to an existing building.
- 9.27 There is no conflict with Local Plan policies 31 and 32 and NPPF advice.

9.28 Highway Safety and Transport Impacts

- 9.29 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.30 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.31 The site does not have vehicular access and does not have a dropped kerb.
- 9.32 Access to the site would be on foot, bicycle and public transport.
- 9.33 The scale of development proposed is not one that would give rise to highway safety or transport impacts that would warrant a refusal of the application.
- 9.34 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, which raises no objection to the proposal subject to conditions recommended.
- 9.35 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.36 Cycle and Car Parking Provision

- 9.37 Cycle Parking
- 9.38 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking

provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

9.39 The application proposes twelve secure, enclosed cycle parking spaces to the rear of the HMO. The arrangement will be close to the entrance to the HMO, which is to the side of the building, and so convenient to access. Six further cycle parking spaces to the front of the commercial units are also proposed. The overall distribution of provision is reasonable and appropriate given the commercial element to the proposal, the amount of space available to the front and layout of the HMO. A planning condition is recommended to secure the provision of cycle parking to ensure sufficient cycle parking is provided.

9.40 Car parking

9.41 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L.

9.42 The site is on a cycle and bus route, with bus stops adjacent to it. As it is in a District Centre, day-to-day needs can be met locally with out needing to travel further afield. Car-free development in this sustainable location can be supported, also noting there is no parking at present.

9.43 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

9.44 Amenity

9.45 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

9.46 Neighbouring Properties

9.47 No objections from the occupiers directly adjacent to the site at no. 3 High Street. An objection has been received from an occupier in relation to a dwelling west of the site. The impact on these properties is covered below.

9.48 Impact on occupiers at no. 3 High Street

9.49 Three flats, one at ground floor and two at first floor at no. 3 to the south of the site. Windows serving habitable rooms face the site boundary.

9.50 There are no windows serving habitable rooms facing towards no. 3. The second floor will be formed in the sloped roof so the visual impact will not be dominating to the outlook from these windows. The entrance to the existing flat will be the main HMO entrance.

- 9.51 Impact on occupiers at Friars Close
- 9.52 Properties at Friars Close the west of the site are between 40 and 50 metres back-to-back with Cherry Hinton Brook in between. This area is Protected Open Space and a City Wildlife Site. It is heavily treed the existing first floor flat at no. 5. Additional overlooking is limited to the proposed second floor dormer and given the distance and intervening protected open space, the opportunity for overlooking is not harmful to the amenities of those occupiers.
- 9.53 Future Occupants
- 9.54 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 9.55 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	1	2	1	11.5	16.9	+5.4
2	1	2	1	11.5	16.1	+4.6
3	1	2	1	11.5	16.2	+4.7
4	1	2	1	11.5	13.0	+1.5
5	1	2	1	11.5	12.7	+1.2
6	1	2	1	11.5	13.9	+2.4
7	1	2	1	11.5	16.8	+5.3
8	1	2	1	11.5	21.3	+9.8
Overall	8	16/8	3	138	233.87	+95.87

- 9.56 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so. The proposals achieve a generous amount of floorspace above the policy requirement, noting that although the rooms may be large enough to accommodate 16 person the application seeks permission for an 8-person HMO, which can be secured by planning condition.
- 9.57 The proposal includes a kitchen diner measuring approximately 25sqm. No other communal area is proposed. As the property would be three-storeys, a separate dining / living area is normally required by Licencing, and the proposed arrangements may not satisfy Cambridge City Council's standards for the Private Rented Sector Housing, however, as there is a separate seating area in the kitchen dining room large enough to accommodate the residents this is considered acceptable in planning terms. Informatives are recommended.

- 9.58 Garden Size(s)
- 9.59 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 9.60 93sqm (approximate) of outdoor amenity space would be provided. This is adequate for the needs of the eight occupiers proposed.
- 9.61 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. While this is a policy requirement, the proposal is a conversion and would utilise the existing stairwells, the proposed rooms would not be housed completely within a new building envelope. Therefore, it is not practicable to require part M4(2) compliance in this instance.
- 9.62 Construction and Environmental Impacts
- 9.63 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimised through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 9.64 The Council's Environmental Health team has assessed the application and recommended condition relating to demolition and construction hours.
- 9.65 Summary
- 9.66 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.
- 9.67 Third Party Representations**
- 9.68 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Trespass	This falls outside of planning controls. If necessary, it can be avoided through the provision of a boundary treatment between the two properties.

9.69 Other Matters

9.70 Bins

9.71 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The proposals include details of a bin stores and collection points for the two commercial units and the HMO, which accord with the relevant standards.

9.72 Planning Balance

9.73 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.74 Summary of harm

9.75 No harm has been identified that cannot be overcome by planning conditions, e.g. construction traffic, BNG, lighting.

9.76 Summary of benefits

9.77 The proposals would provide accommodation for eight persons in a highly sustainable location.

9.78 The proposal would provide two commercial units at ground floor, which supports the function of the District Centre.

9.79 The proposal would bring back into use a building that is currently unoccupied and in need of renovation.

9.80 The proposal would increase biodiversity in the area, which is particularly beneficial given the location in relation to a City Wildlife Site.

9.81 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

- 4 The development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:

- a) management of the property and how any management issues will be addressed
- b) external display of contact information for on-site management issues and emergencies for members of the public
- c) provision for refuse, cycle and car parking and drying areas etc.
- d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

- 5 Notwithstanding the approved plans, details of the bike store associated with the development shall be submitted to and approved in writing by the local planning authority prior to commencement of the development hereby approved.

The bike store and cycle parking associated with the proposed development, including any planting associated with a green roof, shall be

provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31, 48 and 82).

- 6 The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

- 7 The application site shall have no more than eight people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

- 8 Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.
- b) Provided with suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

- 9 There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and

1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 10 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

- 11 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, Monday to Friday.

Reason: in the interests of highway safety

- 12 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35)

- 13 Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70).

- 14 No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018 policies 31 and 32).

- 15 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57/58).

- 16 For the avoidance of doubt, the ground floor commercial units shall only be used for purposes falling within Use Class E (Commercial, Business and Service) including those falling within subheadings a, b, c, e, and g as defined by The Town and Country Planning Use Classes Order 1987 (as amended).

Reason: The site falls within the Cherry Hinton District Centre where uses at ground floor are limited to 'centre uses', as defined by Policy 72 (table 8.1) of the Cambridge Local Plan (2018) in order to ensure that the centre is able to meet day-to-day needs close to where people live and work.

- 17 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 18 No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the approved Carbon Reduction has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details.

Water efficiency measures for the scheme shall be implemented in accordance with the optional requirement as set out in Part G of the Building Regulations, which requires all dwellings to achieve a design standards of water use of no more than 110 litres/person/day.

Reason: In the interests of reducing carbon dioxide emissions and to make efficient use of water (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs